

MORTGAGE LOAN DISCLOSURE STATEMENT (Borrower)

RE 882 (Rev. 10/05)

| | |
|----------------|------------------|
| Name of Broker | Business Address |
|----------------|------------------|

I. SUMMARY OF LOAN TERMS

- A. PRINCIPAL AMOUNT \$ _____
- B. ESTIMATED DEDUCTIONS FROM PRINCIPAL AMOUNT
1. Costs and Expenses (See Paragraph III-A) \$ _____
 - *2. Broker Commission/Origination Fee (See Paragraph III-B) \$ _____
 3. Lender Origination Fee/Discounts (See Paragraph III-B) \$ _____
 4. Additional compensation will/may be received from lender not deducted from loan proceeds. ☐ YES \$ _____ (if known) ☐ NO
 5. Amount to be Paid on Authorization of Borrower (See Paragraph III-C) \$ _____
- C. ESTIMATED CASH PAYABLE TO BORROWER (A LESS B) \$ _____

II. GENERAL INFORMATION ABOUT LOAN

- A. If this loan is made, borrower will be required to pay the principal and interest at _____% per year, payable as follows:
 _____ (number of payments) _____ (monthly, quarterly, annual) payments of
 \$ _____ and a **FINAL/BALLOON** payment of \$ _____ to pay off the loan in full.

NOTICE TO BORROWER: IF YOU DO NOT HAVE THE FUNDS TO PAY THE BALLOON PAYMENT WHEN IT COMES DUE, YOU MAY HAVE TO OBTAIN A NEW LOAN AGAINST YOUR PROPERTY TO MAKE THE BALLOON PAYMENT. IN THAT CASE, YOU MAY AGAIN HAVE TO PAY COMMISSIONS, FEES AND EXPENSES FOR THE ARRANGING OF THE NEW LOAN. IN ADDITION, IF YOU ARE UNABLE TO MAKE THE MONTHLY PAYMENTS OR THE BALLOON PAYMENT, YOU MAY LOSE THE PROPERTY AND ALL OF YOUR EQUITY THROUGH FORECLOSURE. KEEP THIS IN MIND IN DECIDING UPON THE AMOUNT AND TERMS OF THIS LOAN.

- B. This loan will be evidenced by a promissory note and secured by a deed of trust on property identified as (street address or legal description):

- C. 1. Liens presently against this property (do not include loan being applied for):

| <i>Nature of Lien</i> | <i>Priority</i> | <i>Lienholder's Name</i> | <i>Amount Owed</i> |
|-----------------------|-----------------|--------------------------|--------------------|
| | | | |
| | | | |
| | | | |

2. Liens that will remain against this property after the loan being applied for is made or arranged (include loan being applied for):

| <i>Nature of Lien</i> | <i>Priority</i> | <i>Lienholder's Name</i> | <i>Amount Owed</i> |
|-----------------------|-----------------|--------------------------|--------------------|
| | | | |
| | | | |
| | | | |

NOTICE TO BORROWER: Be sure that you state the amount of all liens as accurately as possible. If you contract with the broker to arrange this loan, but it cannot be arranged because you did not state these liens correctly, you may be liable to pay commissions, fees and expenses even though you do not obtain the loan.

- D. If borrower pays all or part of the loan principal before it is due, a PREPAYMENT PENALTY computed as follows may be charged:

- E. Late Charges: ☐ YES, see loan documents ☐ NO

- F. The purchase of credit life and/or credit disability insurance by a borrower is not required as a condition of making this loan.

III. DEDUCTIONS FROM LOAN PROCEEDS**A. Estimated Maximum Costs and Expenses of Arranging the Loan to be Paid Out of Loan Principal**

| | PAYABLE TO: | <u>Broker</u> | <u>Others</u> |
|------------------------------|-------------|---------------|---------------|
| 1. Appraisal fee | | | |
| 2. Escrow fee | | | |
| 3. Title insurance policy | | | |
| 4. Notary fees | | | |
| 5. Recording fees | | | |
| 6. Credit investigation fees | | | |
| 7. Other costs and expenses: | | | |
| | | | |
| | | | |
| Total Costs and Expenses | | \$ | |

*** B. Compensation**

| | | |
|--------------------------------------|----|--|
| 1. Broker Commission/Origination Fee | \$ | |
| 2. Lender Origination Fee/Discounts | \$ | |

C. Estimated Payment to be Made Out of Loan Principal on Authorization of Borrower

| | PAYABLE TO: | <u>Broker</u> | <u>Others</u> |
|---|-------------|---------------|---------------|
| 1. Fire or other hazard insurance premiums | | | |
| 2. Credit life or disability insurance premiums (See Paragraph II-F) | | | |
| 3. Beneficiary statement fees | | | |
| 4. Reconveyance and similar fees | | | |
| 5. Discharge of existing liens against property | | | |
| | | | |
| 6. Other: | | | |
| | | | |
| Total to be Paid on Authorization of Borrower | | \$ | |

If this loan is secured by a first deed of trust on dwellings in a principal amount of less than \$30,000 or secured by a junior lien on dwellings in a principal amount of less than \$20,000, the undersigned licensee certifies that the loan will be made in compliance with Article 7 of Chapter 3 of the Real Estate Law.

* This loan may/will/will not (*delete two*) be made wholly or in part from broker-controlled funds as defined in Section 10241(j) of the Business and Professions Code.

* **NOTICE TO BORROWER:** This disclosure statement may be used if the broker is acting as an agent in arranging the loan by a third person or if the loan will be made with funds owned or controlled by the broker. If the broker indicates in the above statement that the loan "may" be made out of broker-controlled funds, the broker must notify the borrower prior to the close of escrow if the funds to be received by the borrower are in fact broker-controlled funds.

| | | | |
|-------------------------|-------------------------|--------------------------------|-------------------------|
| _____ Name of Broker | _____ License Number | _____ Broker Representative | _____ License Number |
|-------------------------|-------------------------|--------------------------------|-------------------------|

OR

| | |
|------------------------------|--------------------|
| _____ Signature of Broker | _____ Signature |
|------------------------------|--------------------|

NOTICE TO BORROWER

DO NOT SIGN THIS STATEMENT UNTIL YOU HAVE READ AND UNDERSTAND ALL OF THE INFORMATION IN IT. ALL PARTS OF THE FORM MUST BE COMPLETED BEFORE YOU SIGN.

Borrower hereby acknowledges the receipt of a copy of this statement. Dated _____

Borrower_____
Borrower**BROKER REVIEW**

Signature of real estate broker after review of this statement as required by Section 2725 of the Real Estate Commissioner's Regulations.

Dated_____
Real Estate Broker or Designated Representative